

East Longmeadow Conservation Commission

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East Longmeadow, Massachusetts 01028

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Craig Jernstrom, chair

Michael Carabetta, vice chair

Thomas O'Brien, clerk

René Reich-Graefe

William Arment

Robert Sheets

Anthony Zampiceni

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Present were: Chair, Craig Jernstrom; Vice Chair, Michael Carabetta; Clerk, Thomas O'Brien, William Arment, Robert Sheets. Anthony Zampiceni and René Reich-Graefe were not present.

Public Hearing – Amended Order of Conditions – Great Woods XII, Mackenzie's Way

Chair, Craig Jernstrom opened the public hearing for Great Woods XII, Mackenzie's Way. Clerk, Thomas O'Brien read the legal notice into the record.

Chuck Dauchy, Consultant said an Order of Conditions was approved February 2014 by the Commission for Great Woods Phase XII for 14 lots. He said the amendment they are requesting relates only to the stormwater detention basin because there was one element in the design of the detention basin that was questionable. He said there was the possibility, if there were back to back major storms, ground water levels under the proposed of combination infiltration and detention basin could have built up to the point where they would occupy the bottom. Mr. Dauchy said it could theoretically result in small, but calculable increases in peak discharges from larger storms. To avoid such a possibility, the detention basin/ infiltration basin has been expanded to the east (away from the lower wetlands). The bottom was raised for greater groundwater separation. For larger storms (10 year and greater) the system has been modeled as if the lower infiltration volume (below pipe outlet inverts) was full and as if there was no infiltration from that lower area. Mr. Dauchy said that the revised design will have no increase in peak discharges to the wetlands or downstream properties and there are no other changes in impacts to the wetlands or buffer zone.

Mr. Jernstrom asked Mr. Dauchy if the basin will be maintained by the homeowners in the 14 lot subdivision. Mr. Dauchy said correct and the stormwater report included a sample of the provisions in the homeowner's association agreement regarding maintenance.

Mr. O'Brien asked if is located in the same place. Mr. Dauchy said yes it is. Mr. O'Brien asked if the sewer easement has been moved. Mr. Dauchy said in order to expand the basin they had to adjust the sewer line alignment and it also shortens the main storm drain coming in.

Mr. Dauchy said they are requesting that the Commission issue amended Orders referencing the updated plans submitted and the updated stormwater management report.

Mr. Carabetta said that he thinks it makes sense and the amendment is the way to go.

Mr. Jernstrom said that it ends up being a better system and it increased a little bit in size. They are a little closer to the wetland but they are still outside of the boundaries. He addressed the audience for any questions or comments.

Chris White, 347 Pease Road asked if they were still planning on going through the driveway partially for the drainage. Mr. Dauchy said that it is a town water line and is required by the town and unless it is waived with the Planning Board their upcoming meeting.

Ralph Page member of the Planning Board asked if the detention basin is on all one parcel. Mr. Dauchy said that it's in the open space area/common land managed by the Homeowners Association. Mr. Page asked if the Homeowners Association actually owns the parcel. Mr. Dauchy said yes the association does. Mr. Page said then it is up to them to maintain it. Mr. Dauchy said yes and that the grading is set up so it can be mowed and some of the basins from the earlier period where design to have wet bottoms.

Mr. Jernstrom said that most of them are aware of the issue of the maintenance of detention/retention basins being an existing problem in East Longmeadow. He said that the maintenance of the basins went before town meeting about a year or so ago and was not approved and it is an ongoing issue that needs to be addressed.

Bob Adams, Redin Drive said it was addressed at town meeting for DPW to maintain them but he thinks it is time for the elected officials to start doing something with the basins that Homeowners Association's do not work in town. Mr. Adams said that the water main that comes off Pease Road is at a dead end cul-de-sac and asked if something happens how are the residents going to get in and out. Mr. Dauchy said that it is being reviewed by Police & Fire. Mr. Adams said that the town needs to stop approving detention basins and start approving underground vaults.

Mr. Jernstrom said that the 61 North Main Street project does have underground vaults and they have some very good points to them but they need to keep in mind that they are far from being maintenance free.

Mr. Dauchy said his experience with an open basin is far easier to deal with if there is a problem than a closed vault. A closed vault requires a higher level of pretreatment so it is not gradually filled up with sediment. He said if some volume is lost due to sediment you can get in there and clean it out and they still function even if they grow up to brush.

Mr. Arment said in his line of work he cleans them and they work for 10 to 15 years and after that the cost for him to go out there is between \$15,000 to \$20,000. He said that Mr. Dauchy is saying there is access but the only access is with a 60 foot long reach excavator. Mr. Arment said that Mr. Adams has a very point because after 15 to 20 years they are no good.

Mr. Dauchy added that pre-treatment is the key and the advantage in an open system rather than an underground system is if and when there is a problem you can find it and get in there and do something about it.

Mr. Jernstrom added that it much easier to visually inspect as opposed to the underground systems.

There being no further questions and upon motion duly made by Thomas O'Brien and seconded by William Arment the Commission voted unanimously (5-0) to close the public hearing. Upon motion duly made by Michael Carabetta and seconded by Thomas O'Brien, the Commission voted

unanimously (5-0) to approve the Amended Order of Conditions for Great Woods XII, Mackenzie's Way.

Amended Request for Determination of Applicability – 163 Canterbury Circle, Lot 9

Chair, Craig Jernstrom opened the public meeting for 163 Canterbury Circle, Lot 9. Clerk, Thomas O'Brien read the legal notice into the record.

Rick Granger, Representative for Dan Roulier & Associates said originally a generic plan was put together before they had a buyer for lot 9. He said there were 50 foot buffer markers on all of the lots and the house was outside the 100 foot buffer but the driveway was encroaching the 100 foot buffer a little bit. Mr. Granger said that the new plan has a whole new different design that has a drive under garage so the house fits the existing contours with less grading than they had proposed initially. He said everything is outside the 100 foot buffer including the driveway and in talking with Mr. Jernstrom and Ms. Macdonald they felt it was appropriate to submit a new plan showing what they will be doing and said that it actually blends in better with the existing topography.

Mr. Jernstrom said as a result the driveway was actually moved out of the 100 foot buffer. He said the house was moved a little closer to the buffer zone and there is no change in the permanent limit of work markers. Mr. Jernstrom said that he went to the site and inspected the silt fence. He found that it was fine and he mentioned to Ms. Macdonald about getting a little more erosion control coming out onto the street. Mr. Granger said that they took care of that. Mr. Jernstrom addressed the Commission for any questions.

Mr. Carabetta said that he thinks it is a better solution to a problem that already existed.

There being no further discussion and upon motion duly made by Michael Carabetta and seconded by Robert Sheets, the Commission voted unanimously (5-0) to close the public meeting. Upon motion duly made by Thomas O'Brien and seconded by Robert Sheets, the Commission voted unanimously (5-0) to approve the Amended Determination of Applicability.

Outside the jurisdiction letter – 237 Millbrook Drive

The Commission issued an outside the jurisdiction letter for 237 Millbrook Drive, DEP file #150-60.

Outside the jurisdiction letter – 46 Broadleaf Circle

The Commission issued an outside the jurisdiction letter for 46 Broadleaf Circle, DEP file #150-363.

Outside the jurisdiction letter – 249 Canterbury Circle

The Commission issued an outside the jurisdiction letter for 249 Canterbury Circle, DEP file #150-207.

OPDMD Regulations

Mr. Jernstrom said that the OPDMD regulations are essentially for conservation land that has do with compliance with the American Disabilities Act. He said without a current regulation theoretically a person could go to conservation area and if they have a handicap placard on their car they could ride their quad out there because that is their mobility device and said similar would apply to the rail trail. The Commission reviewed the regulations and made some revisions. Mr. Jernstrom asked Ms. Rau to make the changes to the regulations and bring them to their next meeting so they can review them one more time and vote on it and enact it. He said that he isn't sure what the next step is but they will notify the Selectmen that they are enacting the policy for signage. Mr. Jernstrom asked Ms. Rau to check with Ms. Macdonald on what the procedure would be.

Ralph Page asked if the Commission has a book of rules & regulations governing conservation land because he is only aware of the general by-laws and there is nothing in them. Mr. Jernstrom said that he doesn't recall ever hearing or seeing anything on a Conservation by-law and maybe in the future they could look into it.

61 North Main Street, Laplante Construction project

Mr. Jernstrom said that Ms. Macdonald received a call from Bill Laplante asking if he could leave out some of the silt fence so he can accomplish the tree removal. He said that he went out there and met with Mr. Laplante the other day and the only place he wants to leave the silt fence out is from North Main Street back to where they are cutting the pavement. Mr. Jernstrom said they need to remove the trees right along the edge of the existing parking lot at Bentley's and the silt fence that parallels Watchaug Brook and then comes up to the side of the parking lot. Mr. Jernstrom gave him a verbal okay on it.

Miscellaneous

Mr. Carabetta told the Commission that he observed an underground vault being installed on Jennifer Lane and said that there is a lot that goes into it and it was very interesting to watch.

There being no further discussion and upon motion duly made by Robert Sheets and seconded by Thomas O'Brien, the Commission voted to adjourn at 8:30

For the Commission,

Thomas O'Brien, Clerk